



OB – Office Business District

Section 7-8-11 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* The Office/Business District is established to reserve an area for the development of office uses and related support uses. This district will reserve areas for medium scale offices and a limited range of business uses and may serve as a transition area between commercial and residential areas.

(b) *Permitted uses.*

Residential.

- Accessory apartments
- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational.

- Arboretums
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, related to residential development
- Recreational uses, restricted to membership, non-profit

Institutional.

- Adult day care centers
- Adult day care homes
- Assisted living facilities
- Child day care centers
- Child day care homes
- Civic, social service, and fraternal facilities
- Family care homes
- Fraternity and sorority houses
- Group homes

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- Orphanages
- Places of worship
- Schools
- Shelters

Public/semi-public.

- Community centers
- Fire/police stations
- Libraries
- Public utilities and related facilities

Office/business.

- Barber shops and salons
- Bed and breakfast homestays
- Bed and breakfast inns
- Clinics, medical, dental, psychiatric, optical
- Clinics, veterinary
- Copying centers
- Funeral establishments
- Health and fitness facilities
- Home occupations
- Instructional services
- Laboratories
- Live-work units
- Offices
- Radio and television studios
- Studios, galleries, and workshops for artists, designers, photographers
- Wedding chapels, commercial

Other.

- Accessory structures

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements or a conditional use in the Office/Business District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

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(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Antenna

Crematories for human remains

Financial institutions

Government buildings

Pharmacies

Restaurants

Townhouses

Wireless telecommunication facilities, concealed

Wireless telecommunication facilities, co-located

Wireless telecommunication facilities, microcell

(e) *Conditional uses.* Level III projects incorporating uses permitted in the Office/Business District.

(f) *Development standards.*

(1) *Density standards.* The maximum residential density per acre within the Office/Business District shall be 12 dwelling units.

(2) *Structure size standards.* New structures in the Office/Business District shall not exceed a total of 30,000 square feet in gross floor area. Existing structures shall not be expanded to exceed 30,000 square feet in gross floor area.

(3) *Lot size standards.* The minimum lot size in the Office/Business District shall be 10,000 square feet.

(4) *Lot width standards.* Lots in the Office/Business District shall have a minimum width of 80 feet.

(5) *Setback standards.* The following minimum setbacks shall be required for uses in the Office/Business District.

Front: 15 feet, except that the minimum setback may be reduced to zero feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: 10 ft.

Rear: 15 ft.

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The landscape and buffering standards (section 7-11-3) may require additional setbacks; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* The maximum impervious surface coverage in the Office/Business District shall be 80 percent.
- (7) *Height standards.* The maximum height of structures in the Office/Business District shall be four stories, but not to exceed 60 feet, except in the transition area described in subsection (13) below.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None required.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* All activities associated with non-residential uses, including deliveries and refuse collection, shall be conducted between the hours of 7:00 a.m. and 10:00 p.m.

Transition area: Within 50 feet of a residentially zoned area, restrictions shall be placed on the height of buildings and structures. Height of buildings and structures located in this area shall be subject to the height restrictions established in the adjacent residential area.

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- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(k), 2-8-00; Ord. No. 2904, § 1(k), 3-12-02; Ord. No. 3010, § 1b, 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3209, § 1b, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3337, § 1(b), (c), 2-28-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

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